

The background of the slide is a photograph of the Milpitas City Center building at dusk. The building is a modern, multi-story structure with a curved facade and large glass windows. The interior lights are on, and the building is reflected in the water of a fountain in the foreground. The fountain has several jets of water spraying upwards. The sky is dark, and the overall scene is illuminated by the building's lights and the ambient light of dusk.

# **City Council Housing Subcommittee**

**June 3, 2021**

## **City of Milpitas**

*455 E. Calaveras Blvd., Milpitas, CA 95035*  
*[www.ci.milpitas.ca.gov](http://www.ci.milpitas.ca.gov) • (408)-586-3000*

# PLEDGE OF ALLEGIANCE



## **b. Housing Subcommittee Accomplishments**

- Rent Relief Program
- Rent Review Ordinance
- Emergency Just Cause Eviction Ordinance
- Housing Resource Guide and Website
- Collaboration with Nonprofits
- Homeless Response Efforts
- Enhanced Collaboration with MUSD



## **c. Vision and Mission Statement Samples**

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- Provide safe, affordable, and stable housing
- Create secure, supportive, and inclusive communities
- Increased access to available affordable housing
- Increased housing opportunities for low-income families
- Increased long-term housing opportunities
- Improved quality of life for families/neighborhood
- Advocate, promote, plan, and provide the long-term supply of desirable and affordable housing
- Promote safe, affordable homes and vibrant, inclusive, sustainable communities for all Milpitanians

## **d. Housing Work Plan Items**

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- Housing Work Plan Items and Initiatives in 2021-2022
- 3 P approach: Production, preservation, protection



# **Below Market Rate Homeownership**

- Assists Very-Low, Low, and Moderate Income households in becoming homeowners
- Must be first-time homebuyer
- Applications are available but wait times vary due to availability
- [www.ci.milpitas.ca.gov/housing](http://www.ci.milpitas.ca.gov/housing)
- Developing process for new units





# **Tenant & Landlord Programs**



- **Milpitas Rent Relief Program**

- Eligible recipients: MUSD students experiencing homelessness, seniors over 55, persons with disabilities, victims of domestic violence, emancipated foster youth and unaccompanied minors, individuals living in subsidized housing, others case-by-case.
- Types of Assistance: Rent/deposit, emergency hardship, eviction prevention, domestic violence relocation, child and family homelessness relief, section 8 good faith deposits.
- \$5,000 maximum per household per year.
- Silicon Valley Independent Living Center email [Housing911@svilc.org](mailto:Housing911@svilc.org) or call (408) 894-9041.

- **Project Sentinel (Fair Housing)**

– Email: [Milpitas@housing.org](mailto:Milpitas@housing.org)    Call: 408-946-6582

# Resident Education & Support

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- Assistance and resources through partnership with nonprofits
- Workshops and informational events
  - Affordable Housing & Building Safety Month
  - Empower Santa Clara County Homebuyers
  - Catholic Charities House Sharing Program
  - Project Sentinel Tenant & Landlord Clinics
  - Rebuilding Together Silicon Valley
  - Silicon Valley Independent Living Center





# **Community Development Block Grant (CDBG)**

- CDBG is administered by the Department of Housing and Urban Development (HUD)
- Benefit to low and moderate income residents
- Expanded Outreach via community survey
- Applicant workshop
- Yearly Community Advisory Commission input
- City Council feedback at the Special City Council Meeting on May 7<sup>th</sup>
- Staff to present a draft FY21-22 Annual Action Plan with recommended allocation amounts at the June 15<sup>th</sup> City Council Meeting

# **Homelessness Response, Prevention & Support**

- Homeless Engagement and Access Team (HEAT)  
(City, County, and Abode Services)
- Mobile Shower and Laundry Service  
(City and WeHOPE)
- Milpitas Homelessness Task Force
- Coordination with departments, MUSD, and other agencies
- [www.ci.milpitas.ca/gov/homelessness](http://www.ci.milpitas.ca/gov/homelessness)



# HOMELESS ENGAGEMENT AND ACCESS TEAM (HEAT)

## REFERRAL PROCESS



*Because everyone should have a home.*



Due to the sensitive nature of our resident's information, the referring party will not receive an update on the resident's assessment

To initiate referral process,  
Community member sends an email to  
[housing@ci.milpitas.ca.gov](mailto:housing@ci.milpitas.ca.gov)

PLEASE INCLUDE:

- GENERAL LOCATION OF INDIVIDUAL
- GENERAL INFORMATION OF INDIVIDUAL:
  1. NAME, IF KNOWN
  2. CONTACT NUMBER, IF AVAILABLE



# **Affordable Housing Ordinance Update**

Developers must provide affordable housing units on-site in any new residential or mixed-use development with 10+ housing units. Alternatives are possible with Council approval. Non-residential projects must pay impact fees.



- Explore removing fee option for ownership projects
- Minor ordinance changes for clarification
- Administrative Guidelines
- Outreach begins late July/August 2021
- Subcommittee and Council in fall 2021

# **Affordable Housing Production/Preservation**

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- City-owned land (South Main St.)
  - Opportunity to develop affordable housing
  - Outreach process later this year
- California Affordable Housing and Sustainable Communities Program (AHSC)
  - Up to \$30M per project for affordable housing, bike and pedestrian infrastructure, and urban greening near transit
- Sunnyhills affordable housing preservation
- “Middle income” housing program research

# **Accessory Dwelling Unit (ADU)**

- Collaboration between Building Safety & Housing and Planning
- ADU Monday Program: Launched March 15, 2021, to provide a simple and easy pathway to encourage Milpitas residents to explore the idea of developing an ADU on their property.
  - Online appointment platform: Schedule a virtual meeting for complimentary consultation with members from Building Safety, Planning, and Land Development.
- Safe ADU Legalization Program: In the development stage; will be a one-year pilot program to provide residents a timeframe to legalize and make safe illegal accessory dwelling units without paying the typical Inspection Investigation Fee.
  - Program will be set up such that residents can explore the possibility of legalizing a unit before engaging with the City.
- Visit [www.ci.milpitas.ca.gov/adu](http://www.ci.milpitas.ca.gov/adu)
- Send questions to [adu@ci.milpitas.ca.gov](mailto:adu@ci.milpitas.ca.gov)





# **Housing Policy + Planning**

- Tracked the ABAG regional housing needs allocation process
- Secured competitive grant of \$75,000 and additional \$67,718 for Housing Element planning from ABAG's Regional Early Action Planning Grant Program
- Procuring consultants for the Assessment of Fair Housing and the Housing Element Update
- Attending technical assistance trainings from ABAG and the Cities Association Planning Collaborative
- Coordination on the Metro and Gateway Specific Plans



## **e. Updates**

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- Regional Housing Needs Allocation (RHNA)
- Assessment of Fair Housing (AFH)
- Housing Element



# **Regional Housing Needs Allocation (RHNA)**

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- California assigned a housing goal for the Bay Area for 2023-2031. It was 2x bigger than the previous cycle.
- ABAG and Local Governments created a methodology over the last two years to divide the housing allocation across jurisdictions. It was based mostly on proximity to jobs, transit, and areas of high opportunity.
- HCD approved the methodology.
- The deadline to file RHNA appeals is July 9. Appeals require extensive data analysis and are rarely granted.

# Regional Housing Needs Allocation (RHNA)

Income Level	2014-2022 Housing Units	2023-2031 Housing Units*
Very-Low (<50% AMI)	1,004	1,685
Low (50-80% AMI)	570	970
Moderate (80-120% AMI)	565	1,131
Above-Moderate (>120% AMI)	1,151	2,927
<b>Total</b>	<b>3,290</b>	<b>6,713</b>

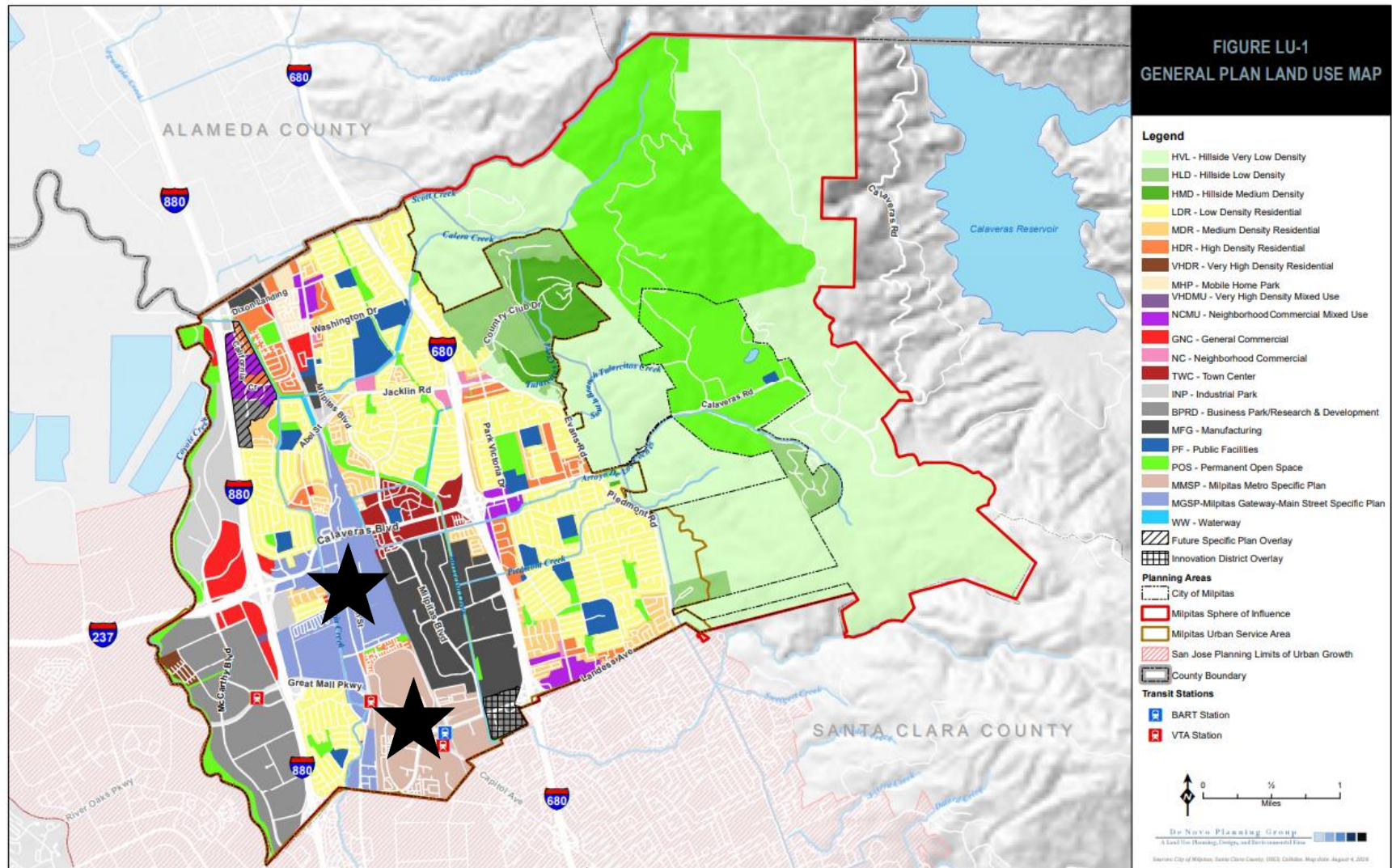
*\*RHNA numbers will be finalized in late 2021.*

# Housing Element Plan Update

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- A chapter in the General Plan that must be updated every 8 years
- Requires meaningful community outreach along with analysis
- Responds to the following questions:
  - What are the housing needs for people at all income levels?
  - What programs/policies have been working/not working?
  - What new housing programs/policies are needed?
  - How can we lower barriers to housing development?
  - Where should we plan for 6,713 new housing units?

# Housing Element Plan Update: Site Inventory





# **Assessment of Fair Housing (AFH)**

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A 5-year plan to proactively combat discrimination and increase access to safe, affordable homes near jobs, schools, healthcare, and parks for all Californians, especially those who face barriers because of their race, sex, income, and other characteristics.



- **Community Participation**
- **Data Analysis**
- **Assessment of Past Goals & Actions**
- **Set New Goals and Priorities for Action**

Outreach begins in summer 2021

# Housing Element Plan Update – Timeline

	2021												2022												2023		
	1	2	3	4	5	6	7	8	9	10	11	12	1	2	3	4	5	6	7	8	9	10	11	12	1	2	3
Housing Element Update																											
Assessment of Fair Housing																											
Metro Specific Plan Update																											
Gateway Specific Plan																											

Let's Talk Housing:  
Santa Clara County

Draft Housing Element

Public Hearings

Final Housing Element

## **f. Objective Design Standards**

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- Planning and Raimi + Associates



A photograph of the City of Milpitas building at dusk. The building is a modern, curved structure with large glass windows and a light-colored facade. The interior lights are on, and the building is reflected in the glass. In the foreground, there is a fountain with several water jets. The sky is dark, and some trees are visible on the left side.

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